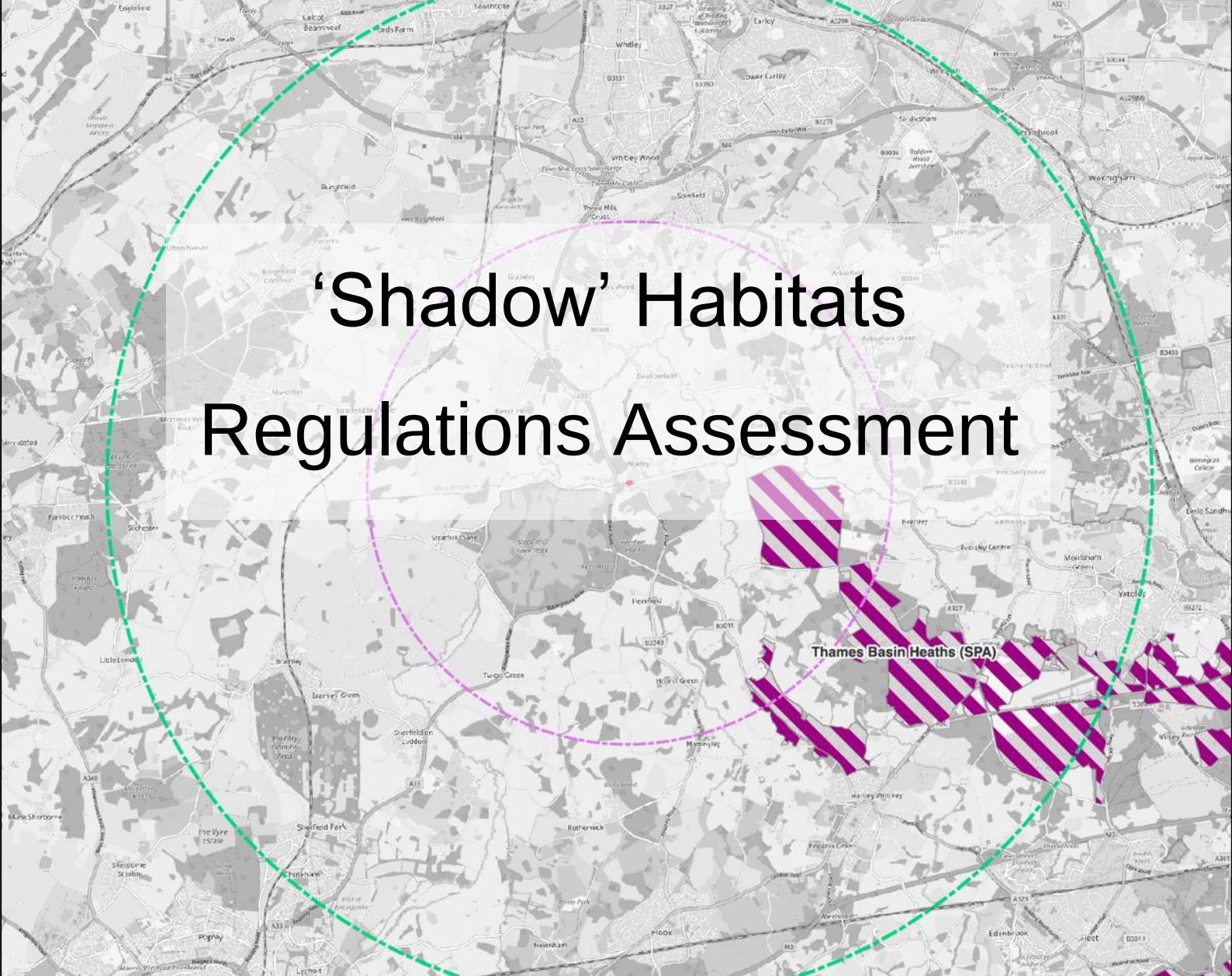




'Shadow' Habitats Regulations Assessment



Dukes Field Cottage – Old School House

On behalf of Justin Rogers

November 2024

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1 Introduction

1.1 Background and Description of Development

- 1.1.1 Justin Rogers is progressing a planning application for development of land at Dukes Field Cottage, Norton Road, Riseley, Reading, RG7 1SH (Planning application ref: 24/01723/FUL).
- 1.1.2 The proposals include *“Erection of a three-bedroom dwellinghouse with associated car and cycle parking, access, refuse storage and landscaping following demolition of the existing Old School House”* (Hart District Council planning reference 24/01723/FUL).
- 1.1.3 Natural England’s Consultations Team indicated that following review of the Ecological Impact Assessment (Ecology by Design, 2023), a Habitats Regulations Assessment is required to inform the planning application. The application is for new residential accommodation within the 5km zone of influence identified around Thames Basin Heaths Special Protection Area (SPA¹), information is required to demonstrate that the requirements of regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) have been considered, i.e. a Habitats Regulations Assessment is required as the proposal has the potential to impact the SAC as the proposal is not directly connected with or necessary for the management of the European site.
- 1.1.4 The Conservation of Species and Habitats Regulations 2017 (otherwise known as the ‘Habitats Regulations’) transpose European Directives into UK law. In accordance with the Habitats Regulations, Cotswold District Council (as a ‘competent authority’) must therefore undertake a formal assessment of the implications of any new projects which may be granted planning permission for proposals that may be capable of affecting the qualifying interest features of the following European designated sites:
- Special Protection Areas (SPAs);
 - Special Areas of Conservation (SACs); and
 - RAMSARs.
- 1.1.5 Collectively this assessment is described as ‘Habitats Regulations Assessment’ (HRA). An HRA needs to be carried out unless the project is wholly connected with or necessary to the conservation management of such sites’ qualifying features. Otherwise, as part of any planning

¹ Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive (79/409/EEC), which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species

application of this nature, Natural England request that a shadow HRA is submitted to enable a full assessment of potential impacts to be made.

- 1.1.6 This report is the shadow HRA for the Old School House at Dukes Field Cottage.

1.2 Site Description

- 1.2.1 The site is located in the village of Riseley in Berkshire. The site measures approximately 0.054ha in size and largely comprises an outbuilding, garden, ditch and a small section of broadleaved woodland.
- 1.2.2 Immediately to the south of the site is a newly completed residential development, with two ponds 15m south and 138m southeast of the site created in 2020. The site is bordered by woodland to the east, whilst there are further residential dwellings to the north and west. The wider landscape includes areas of woodland along with arable and pasture fields and Wellington Country Park to the south. There is a lake approximately 735m to the east of the site, whilst the A33 main road is located approximately 363m to the west. The River Loddon is 1.5km to the west of the site and the River Whitewater is 1.7km to the east of the site.
- 1.2.3 There is one internationally designated site within 10km of the site (see Section 3.1 for the reason for this Zone of Influence being defined): Thames Basin Heaths Special Area of Conservation (SPA EU Code: UK9012141) located 2.2km east of the site.

1.3 Purpose of Report

- 1.3.1 This document assesses whether significant effects on the Thames Basin Heaths SPA are likely to arise as a result of the construction of a three-bed residential dwelling at the site.

1.4 Personnel

- 1.4.1 The report has been prepared by Emily Bartlett BSc (Hons) MSc ACIEEM, Senior Ecologist at Ecology by Design. Emily has worked in ecological consultancy for eight years and has undertaken Ecological Impact Assessments for a range of site and including experience of undertaking a shadow Habitats Regulations Assessment
- 1.4.2 The report was quality controlled by Laura Grant BSc MCIEEM, Associate Director Ecology by Design. Laura has worked in the ecological sector for more than 16 years and has prepared shadow Habitats Regulations Assessments to assess the recreational impacts on many different sites of international importance.

2 Habitats Regulations Assessment

2.1 Legislation

- 2.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended), referred to as the '2017 Regulations,' are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Changes to the 2017 Regulations have been made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (referred to as the '2019 Regulations') to transfer functions from the European Commission to the appropriate authorities in England and Wales.
- 2.1.2 The amendments prescribed by the 2019 Regulations allow existing protections afforded by current wildlife legislation and transposed EC Council Directives to be operable from 01 January 2021.
- 2.1.3 The 2019 Regulations protect rare and vulnerable birds and the habitats that they depend upon. This is achieved in part through the classification of Special Protection Areas (SPAs). The Habitats Directive aims to protect plants, habitats and animals other than birds. This is achieved in part through the creation of Special Areas of Conservation (SACs). SPAs and SACs are collectively referred to as the 'National Site Network'.

2.2 Planning Policy

Hart Local Plan Hart Local Plan (Strategy and Sites) 2032

- 2.2.1 The Hart Local Plan Hart Local Plan (Strategy and Sites) 2032 was adopted in April 2020 and includes the following relevant policy.

Policy NBE3 Thames Basin Heaths Special Protection Area

- 2.2.2 New development which is considered to have a likely significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will be required to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects. When considering development proposals for residential or similar forms of development the following principles will apply:
 - a) there is an 'exclusion zone' set at 400m linear distance from the TBHSPA boundary. Permission will not be granted for development that results in a net increase in residential units within this zone unless it can be demonstrated through an Appropriate Assessment that there will be no adverse effect on the integrity of the TBHSPA;

- b) there is a “zone of influence” set at between 400m and 5km linear distance from the TBHSPA boundary. Mitigation measures will be required for all net new dwellings and must be delivered prior to occupation and in perpetuity. Measures must be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision and maintenance of Suitable Alternative Natural Greenspace (SANG).
- c) Residential development of over 50 net new dwellings that falls between five and seven kilometres from the TBHSPA may be required to provide mitigation measures. This will be assessed on a case-by-case basis in consultation with Natural England and where appropriate an appropriate assessment maybe required to ascertain whether the proposal could have an adverse effect on the SPA.

Policy NBE 4 Biodiversity

- 2.2.3 In order to conserve and enhance biodiversity, new development will be permitted provided:
- a) It will not have an adverse effect on the integrity of an international, national or locally designated site including the Thames Basin Heaths Special Protection Area (SPA), Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and National and Local Nature Reserves (NNRs and LNRs). The level of protection afforded to these sites is commensurate with their status within this hierarchy and gives appropriate weight to their importance and contribution to wider ecological networks.
 - b) It does not result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;
 - c) Opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible, including the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. All development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible.
- 2.2.4 If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, or, in the case of European Protected sites does not comply with the Conservation of Habitats and Species Regulations 2017, then planning permission will be refused.

National Planning Policy Framework (NPPF)

- 2.2.5 Paragraph 180 (a) of the National Planning Policy Framework (DLUHC, December 2023) refers to protecting and enhancing sites of biodiversity value *"in a manner commensurate with their statutory status or identified quality in the development plan"*.

Government Circular ODPM 06/2005 Biodiversity and Geological Conservation

- 2.2.6 The above circular includes guidance on the approach to and conclusions of assessments on internationally designated sites. This includes clarifications on the meaning of the need for a proposal to *'not adversely effect the integrity of the site'* (Paragraph 20; ODPM, 2005). The definition is: *"The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified. It is not for the decision-taker to show that the proposal would harm the site, in order to refuse the application or appeal. It is for the decision-taker to consider the likely and reasonably foreseeable effects and to ascertain that the proposal will not have an adverse effect on the integrity of the site before it may grant permission."*

Habitats Regulations Assessment Process

- 2.3.1 The 2017 Regulations require an assessment of any plans which are likely to have a significant effect on any protected European sites step-based approach implicit within this regulation is referred to as a 'Habitats Regulations Assessment' (HRA), which is the term that has been used throughout this report.
- 2.3.2 It is incumbent on any public body (referred to as a competent authority within the Habitats Regulations) to carry out an HRA where they are proposing to carry out a project, implement a plan or authorise another party to carry out a plan or project. Competent authorities are required to record the process undertaken, ensuring that there will be no adverse effects on the integrity of any site within the National Site Network as a result of a plan or project whether alone or in combination with other plans or projects.
- 2.3.3 Habitats Regulations Assessments adopt a four-stage approach. Table 2.1 summarises the detail and legislative context for the four HRA stages. In subsequent sections further detail is provided about the method that has been adopted when completing Stages 1 and 2.

Table 2.1: *Stages in the Habitats Regulations Assessment process*

Stage	Description	Legislative Context
Stage 1: Screening	Assessment of whether a plan or project, either alone or in combination with other plans or projects, is likely to have a significant effect on any National Site Network site's qualifying features (habitats and species) / conservation objectives.	Regulation 63 of the 2017 Regulations
	Stage 1A: The identification of any site that is relevant to the assessment.	
	Stage 1B: The identification of underlying trends.	
	Stage 1C: The analysis of the proposed development to determine whether it is likely to have a significant effect on any European site.	
	Stage 1D: The identification of other plans and projects that, when considered in-combination with the development proposals, risk a significant effect to a site within the National Site Network.	
Stage 2: Appropriate Assessment	Consider the impacts of the development proposals to determine whether or not it is possible to conclude with certainty that the development will not result in any adverse effect on the integrity of site within the National Site Network, either alone or in combination with other plans or projects and with reference to the site's conservation objectives. Consider measures to mitigate the identified impacts. Prepare an Appropriate Assessment Report for consultation with key stakeholders including Natural England. Consent may be granted for the project if it is possible to conclude with certainty that the development will not result in any adverse effect on the integrity of a site within the National Site Network, either alone or in combination with other plans or projects.	
Stage 3: Assessment of alternative solutions	Assess whether there is any alternative solution to the project i.e. one that better respects sites within the National Site Network. If no such alternative solution exists, the process continues to Stage 4. If there is an alternative solution then the project fails.	Regulation 64 of the 2017 Regulations
Stage 4: Assessment of IROPI and compensatory measures	Assessing whether a plan or project can be justified as needed for 'imperative reasons of overriding public interest' (IROPI) or permitted on the grounds of human health, public safety or primary beneficial consequences for the environment; and whether adequate compensatory measures can be secured.	Regulation 64 of the 2017 Regulations

2.4 Case Law

People Over Wind and Sweetman

- 2.4.1 An HRA judgment released from the Court of Justice of the European Union (People Over Wind and Sweetman, 12 April 2018, C-323/17)) has provided clarification as to when avoidance or reduction (i.e. mitigation) measures can be considered within the HRA process. The headline for the case is:
- 2.4.2 *“In the light of all the foregoing considerations, the answer to the question referred is that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site”.*
- 2.4.3 This case means that developers cannot rely on avoidance or reduction measures that allow a conclusion of ‘no likely significant effect’ to be reached: instead it is necessary to accept that there is a ‘likely significant effect’ in the absence of these measures, and move to the next stage, i.e. appropriate assessment, at which point such mitigation measures can be considered.
- 2.4.4 Following this decision, the Planning Inspectorate has published PINS NOTE 05/2018. This advises that *‘the implication of the CJEU judgment is that competent authorities cannot take account of any integrated or additional avoidance or reduction measures when considering at the HRA screening stage whether the plan or project is likely to have an adverse effect on a European Site.’*
- 2.4.5 The advice goes further and states that: *‘If a measure is being introduced to avoid or reduce an effect on a European site then it can be viewed as mitigation.’* *‘[This] can also include ‘embedded mitigation’ such as a commitment within a development proposal to employing standard methods to prevent run-off from vehicles contaminating watercourses’.*
- 2.4.6 This shadow HRA takes into account this advice.

3 Scope of the Assessment

3.1 Defining the Scope

- 3.1.1 There are no standard criteria for determining the spatial scope of an HRA. The decision to include or exclude European sites from an assessment needs to be supported by identifying potential pathways that connect developments to a European site. In this case the spatial scope of the assessment has been informed and refined by identifying the impacts that could potentially arise as a result of the development, assessing the spatial and temporal scope of these impacts and understanding the effects on sensitive features within the potential zone of influence.
- 3.1.2 The proposed development is not connected with or necessary for the management of any internationally designated sites for nature conservation, although it does have the potential to affect them.
- 3.1.3 In cases where a 'likely significant effect' to European site(s) can be identified, the proposals and planning process needs to consider whether 'no adverse effect on integrity' of these designations can be proven. There will be a need to follow the Habitats Regulations Assessment process, the detail of which should be proportionate to the scale and location of development, and ensure that all elements of development, and all internationally designated sites physically or functionally connected to the development area are initially scoped into the assessment and adequately considered.

3.2 Sites to be Scoped In

- 3.2.1 Within 10km of the site there is one SPA and no SACs or Ramsar sites.
- 3.2.2 Information on the location and reasons for designation of this site are given in Table 3.1 below, with data sourced from JNCC (2012). Its location is included in Figure 1, Appendix 1.

Table 3.1: Internationally Designated Sites to be considered

Site Name	Description		
	Designations	Distance (km)	Direction
Thames Basin Heaths	SPA ² EU Code UK9012141,	2.2km	East
	8,311.06ha of heathland and scrub (44%) with coniferous woodland (34%), broadleaved deciduous woodland (7%) and mixed woodland (4%) split across multiple areas (JNCC, 2012). Qualifying Species: The site is designated under article 4(4) of the Directive (92/43/EEC) as it supports important breeding populations of species listed in Annex II: • Nightjar (<i>Caprimulgus europaeus</i>); • Woodlark (<i>Lullula arborea</i>); and • Dartford warbler (<i>Sylvia undata</i>). Non-qualifying Annex I species of interest which occur in non-breeding numbers of less than European importance include: • Hen harrier (<i>Circus cyaneus</i>); • Merlin (<i>Falco columbarius</i>); • Short-eared owl (<i>Asio flammeus</i>); and • Kingfisher (<i>Alcedo atthis</i>). The main threats to the site are identified as being (i) Air pollution, air-borne pollutants, (ii) Other human intrusions and disturbances, (iii) Forest and Plantation management and use, (iv) Biocenotic evolution, succession, and (v) Outdoor sports and leisure activities, recreational activities (JNCC, 2015). The Conservation Objectives for the site are to ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; (i) The extent and distribution of qualifying natural habitats, (ii) The structure and function (including typical species) of qualifying natural habitats, (iii) The supporting processes on which qualifying natural habitats rely, (iv) The population of each of the qualifying features, and (v) The distribution of the qualifying features within the site (Natural England, 2019).		
Bramshill	SSSI ³ Reference 1000676	2.2km	East
	671.99ha site notified for its shallow acid ponds and associated mire, which support a rich assemblage of dragonfly and damselfly. In addition, its rotationally felled conifer plantation, which provides habitat for internationally important populations of nightjar, woodlark and Dartford warbler. Bramshill SSSI forms part of Thames Basin Heaths SPA. The citation notes the pine plantations are managed and that is clearings and young coniferous trees that are utilised by breeding nightjar, woodlark and Dartford warbler. The acidic ponds are fed by the surrounding heathland and at least 24 species of dragonfly and damselfly have been recorded breeding there.		

² Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive (79/409/EEC), which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species

³ Each SPA is comprised of Site of Special Scientific Interest (SSSI) units which are assessed and described by Natural England. They provide details of the reasons for designating the SSSI, operations requiring Natural England's consent, Views About Management (VAM) of the SSSI and habitat condition (Natural England, 2018).

4 Potential Impacts and Likely Significant Effects

- 4.1.1 The proposals include redevelopment of the site and constriction of a three-bedroom dwelling along with associated landscaping and access. It is anticipated the proposals will result in up to four new residents.

4.2 Potential Impacts

Identified threats

- 4.2.1 The main threats to the SAC are identified as being:
- i) Air pollution, air-borne pollutants;
 - ii) Other human intrusions and disturbances;
 - iii) Forest and Plantation management & use;
 - iv) Biocenotic evolution, succession; and
 - v) Outdoor sports and leisure activities, recreational activities (JNCC, 2012).
- 4.2.2 Due to the type and scale of the proposals, they will not contribute to a likely increase for elements (i), (iii) and (iv). Anthropogenetic disturbance and recreational activities are discussed further below.

Recreational Activities

- 4.2.3 Recreational pressure including horse riding, walking (particularly uncontrolled dog walking) and mountain biking can be an issue at the SPA due to erosion, creation of new paths, disturbance of wildlife, localised nutrification through dog faeces, litter, invasive species, fire, removal of deadwood, trampling of vegetation and excessive soil compaction.
- 4.2.4 A recreational study by Footprint Ecology identified that 83% of visitors to Thames Basin Heaths arrived by car or van, with the median distance of travel being 3.1km by car from home and 0.5km by foot (Liley *et al.*, 2005). 59% of those surveyed stated that their reason to visit Thames Basin Heaths was for dog walking. The update survey undertaken by Natural England and Footprint Ecology in 2012/2013 found similar results with 75% arriving by car and the median distance was 2.65km when travelling by car, and 0.52km when walking from home (Natural England, 2014a). Of those visiting in 2012/2013, 80% of those interviewed were accompanied by a dog.

Access to Thames Basin Heaths

- 4.2.5 The SPA is 2.1km east of the site in a straight line, or 3.1km to walk on foot, therefore it is unlikely to be accessed from the site on foot as indicated by the survey which showed that those travelling by foot typically lived within 0.5km (median value) of the SPA (Liley *et al.*, 2005; Natural England, 2014a).
- 4.2.6 To access the SPA by vehicle would be a minimum 3.1km route (6-minute journey time) one-way, which is also the fastest route and would access a small informal layby.
- 4.2.7 There is limited designated parking in the vicinity of the SPA, with the closest to the site being Footprint Ecology's Survey Location 8 at the North Entrance to Warren Heath which is a minimum 5.7km drive (6-minute journey time) one-way. This location received 0.73% of those recorded entering the SPA during the surveys (Natural England, 2014a). Of the those visiting the SPA, 38% stated that they visited daily, and 34% visited more than (83% visited at least once a week).
- 4.2.8 Other parking areas in proximity include:
- A small lay-by/pull in (4 spaces) the north-west of the SPA off the B3011 at SU 76032 57568 (7.9km / approx. 8 mins);
 - A small lay-by/pull in (3 spaces) the north-west of the SPA off Blackbushes Road at SU 80145 57121 (13.5km / approx. 14 mins);
 - A small car park (8 spaces) towards the west of the SPA off Cricket Hill Lane at SU 82190 59651 (15.6km / approx. 17 mins); and
 - A larger car park (22 spaces) towards the centre of the SPA areas off the A30 at SU 83875 59410 (16.6km / approx. 17 mins).
- 4.2.9 The proposals do not include any provision for horses such as a stable and due to the small size of the site it is considered unlikely that future residents would own a horse, and therefore not access the SPA for horse riding.

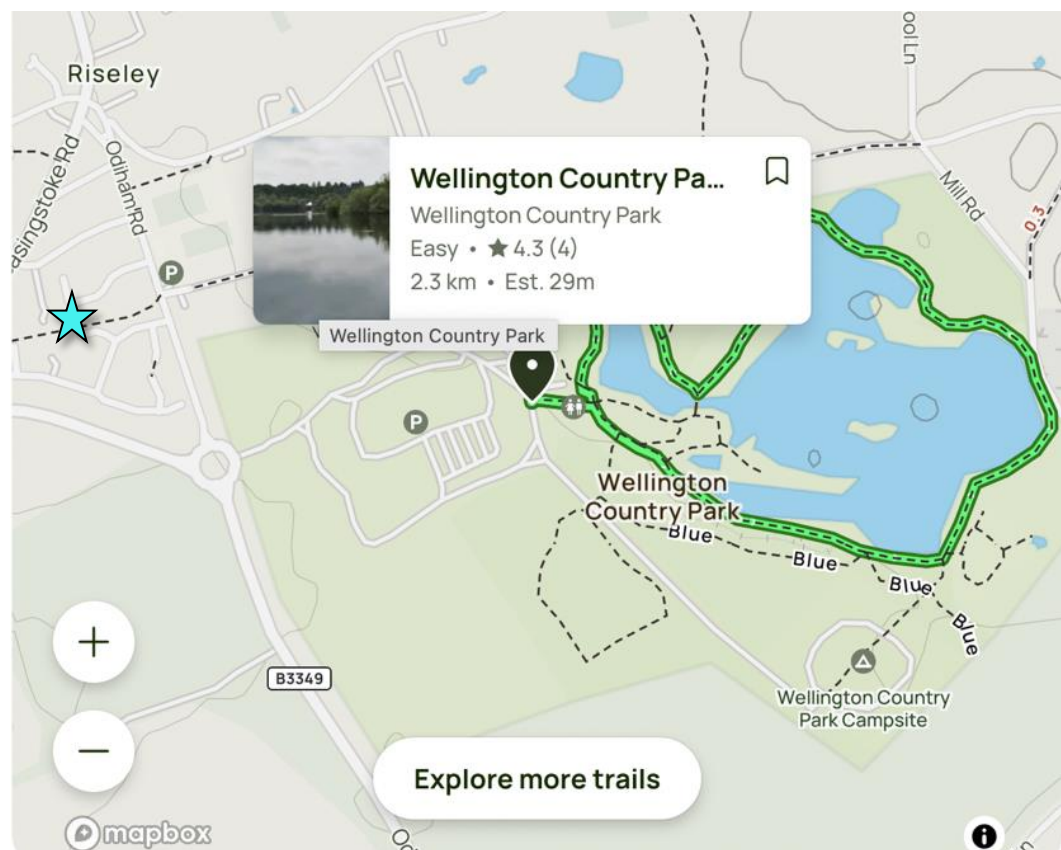
Alternative recreational areas

- 4.2.10 There is an extensive network of alternative woodland and heathland sites within the local area (as indicated on Figure 2, Appendix 1), some of which are accessible on foot from the proposed development including:
- Wellington Country Park and Heckfield Heath (including broad-leaved and coniferous woodland, scrub and heathland) where there is a published walking route which can be

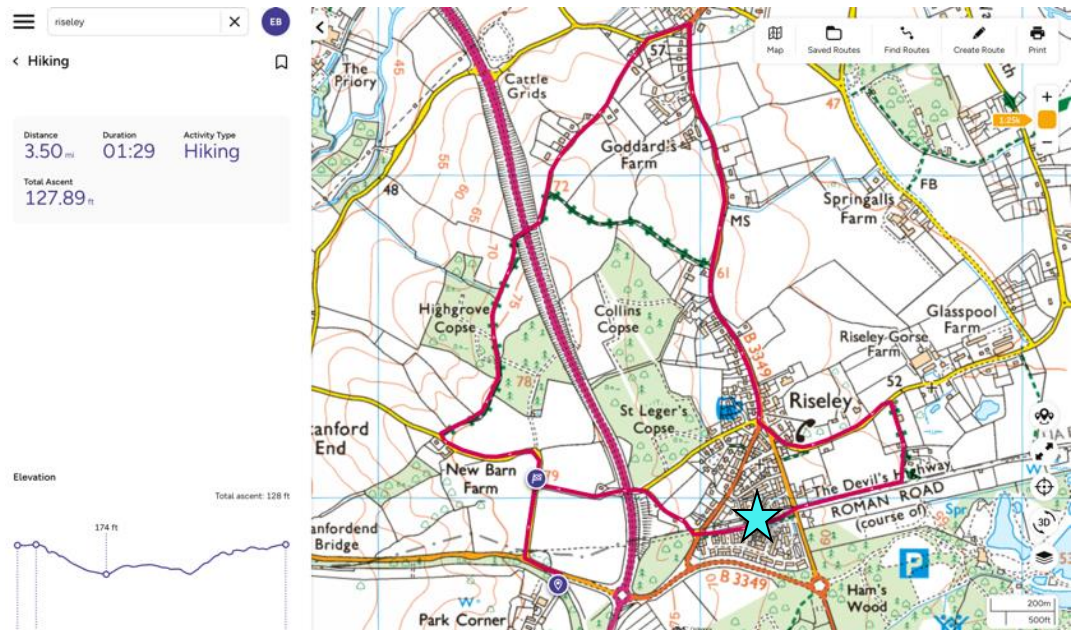
access from the via a 0.74km one-way walk (approx. 11 minutes walking) indicated by a blue star (see extract below explore.osmaps.com).



- An alternative route which includes Wellington Country Park (including woodland and lake) which can be accessed via a 0.92km (13 minutes) one-way walk (see extract below from alltrails.com).



- Highgrove Copse and Devil's Highway Roman Road (including a small section of woodland and fields) which runs past the southern site boundary (see extract below explore.osmaps.com).



4.2.11 The above demonstrates there are local opportunities for residents wishing to spend time recreationally within a woodland or heathland setting. There is also a wealth of alternative areas for recreation accessible by a network of public footpaths which do not support woodland or heathland in close proximity to the site. It is considered likely that residents are likely to favour day-to-day recreation without use of the car, therefore if they choose to visit the SPA due to the distance and travel limitations would likely fall into the category of being an infrequent regional visitor to the SPA as per Natural England and Footprint Ecology's surveys (Natural England, 2014a), being likely to visit less than once per month.

4.2.12 If using a vehicle is an attractive option for the future residents, alternative local areas include:

- Stratfield Saye House including estate gardens which is 4.0km south-west of the site and takes 7 minutes travel time;
- West Green House Garden which is a National Trust Property with walled gardens and is located 8.5km south of the site and 10 minutes travel time; and
- Wokefield Common Nature Reserve which is a Wildlife Trust Nature Reserve including areas of pine and deciduous woodland with heathland and ponds and is located 12.9km north-west of the site and takes 13 minutes travel time;
- The Vyne, a National Trust Property with gardens, woodlands and wetlands which is located 14.2km and 17 minutes travel time.

In-Combination Impacts

- 4.2.13 Natural England (Fearnley & Liley, 2013) indicate that there were 310,525 dwellings (in 2013) within the potential zone of influence (within 5km of the SPA boundary) across seven local authorities (including Hart District where the site is located and Woking District which borders the site boundary).
- 4.2.14 A study by Land Use Consultant (2005) calculated that at least 35,170 dwellings will need to be built around the Thames Basin Heaths based on the housing allocation to 2016 (Liley *et al.*, 2005). The one dwelling proposed therefore represents less than 0.01% housing to be delivered within the Thames Basin Heaths zone of influence.
- 4.2.15 The Hart Local Plan 2032 Policy SS1 indicates that a minimum of 7,614 new dwellings will be delivered within the Plan period (2014-2032). The one dwelling proposed therefore represents less than 0.01% housing to be delivered within Hart District.

4.3 Assessment of Likely Significant Effects

- 4.3.1 Future residents of the proposed development have immediate access to alternative natural green space both in walking and driving distance of the site such that they are unlikely to make frequent use of Thames Basin Heaths for recreation purposes such that they could damage features of interest within the site. As such, no adverse effects on the integrity of sites within the National Site Network are anticipated as a result of the proposals. This is concluded on the basis that the proposals meet the Integrity Test (Gov.uk, 2021) criteria as they will not:
- destroy, damage or significantly change part of a designated habitat;
 - harm the site's ecological connectivity with the wider landscape;
 - harm the site's ecological function, or its ability to survive damage, and reduce its ability to support a designated species;
 - change the site's physical environment, for example, by changing the chemical makeup of its soil, increasing the risk of pollution or changing the site's hydrology;
 - restrict access to resources outside the site that are important to a designated species, for example, food sources or breeding grounds; or
 - prevent or disrupt restoration work, or the potential for future restoration, if it undermines the site's conservation objectives.
- 4.3.2 Based on the information provided within this report, Hart District Council as the Competent Authority in consultation with Natural England will now decide whether it is satisfied with the

conclusion that there will be no significant adverse effects on the integrity of the National Site Network as a result of the proposed new dwelling at Dukes Field Cottage Old School House.

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Appendix 1: Figures

Figure 1: *10km buffer to the site indicating statutory sites scoped into the assessment*

Figure 2: *Woodland and Heathland within a 10km buffer of the site*

See next pages



- LEGEND
- Site Boundary
 - 5km Buffer
 - 10km Buffer
 - Special Protection Areas



Project:
Dukes Field Cottage

Client:
Justin Rogers

Drawing Title:
International Sites within 10km

Drawing No.:
EBD_1634_DR009

Scale (@A3):
1:75,000

Central Eastings, Northings:
472042, 162906

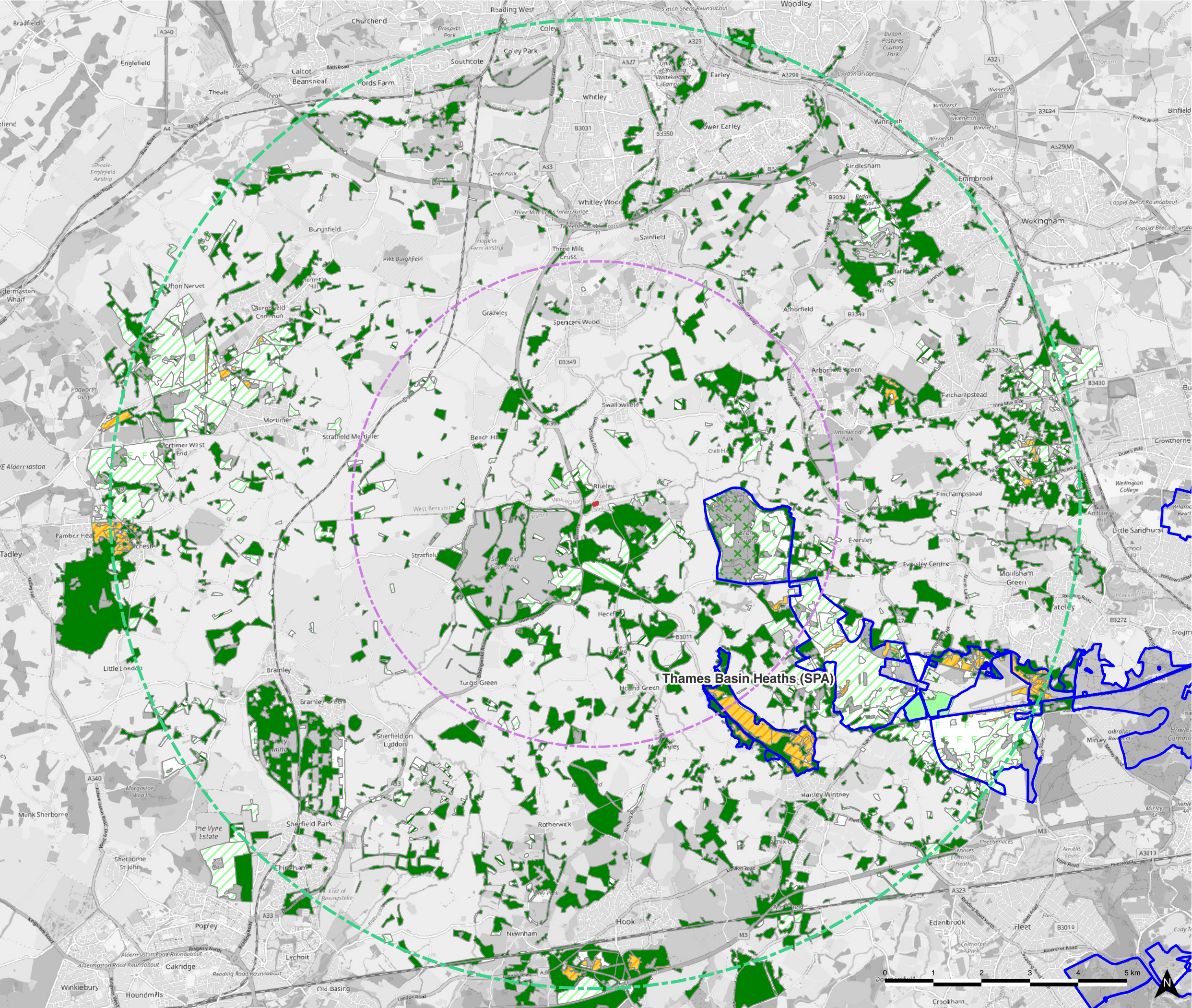
Date Drawn:
21/11/2024

Drawn by:
EB

Approved by:
BG

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LEGEND

- Site Boundary
- 5km Buffer
- 10km Buffer
- Special Protection Areas
- Priority Habitat Inventory**
- Lowland heathland
- National Forest Inventory 2023**
- Assumed woodland
- Broadleaved
- Conifer
- Felled
- Low density
- Mixed mainly broadleaved
- Mixed mainly conifer
- Young trees
- OSM Standard



Project:
Dukes Field Cottage

Client:
Justin Rogers

Drawing Title:
Woodland and Heathland within 10km

Drawing No.:
EBD_1634_DR010

Scale (@A3):
1:75,000

Central Eastings, Northings:
472042, 162906

Date Drawn:
21/11/2024

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